La Plata County commissioners approve 100-home plan at Purgatory Resort

Project faces additional steps of approval, permitting

By Jessica Bowman Herald Staff Writer

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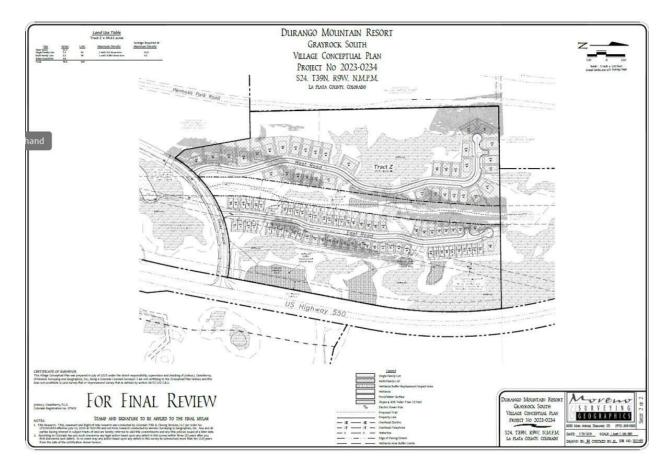
The conceptual plan for Grayrock Village, a residential area at Purgatory Resort, was approved Tuesday by La Plata County commissioners. (Jerry McBride/Durango Herald file)

La Plata County commissioners on Tuesday approved the conceptual plan for 100 new homes at Purgatory Resort, advancing the project known as Grayrock Village.

The plan, submitted by Purgatory Village Holdings, outlines 66 single-family homes and 34 multifamily units on a 34.6-acre parcel north of Durango.

County staff identified several key issues that will require further work as the proposal advances.

The project will affect wetlands, wildlife habitat and existing water features on the site, meaning the developer must obtain additional permits from the U.S. Army Corps of Engineers and provide mitigation to offset the impacts. Wetland buffers may need to be replaced or expanded, and the county will evaluate those measures during the preliminary plan review.



Conceptual plan for Grayrock Village.

Addressing those issues are some of the conditions that must be met for the final advancement of the project. They will include a Colorado Department of Transportation access permit for Skier Place, demonstrated compliance with wetlands and steep-slope regulations, and consistency with Durango Mountain Resort's infrastructure and master plans during the next application phase.

Emergency service needs will be further refined as well. Durango Fire Protection District submitted comments related to hydrant locations, water-flow capacities, and emergency circulation during construction and after the homes are built. Planners say those concerns will be addressed in later phases when more detailed engineering plans are submitted.

Utilities are another piece that will be worked out over time. Water and sewer service will be provided by the Purgatory Metropolitan District, but a formal "will-serve" letter confirming capacity is not required until the preliminary plan stage.

As of October, no public comment on the project had been submitted.

Tracie Hughes, a county planning staff member who presented the proposal to commissioners, said the development is expected to be built in phases.

"They're proposing to do this in four phases, and again, that will all be included in the preliminary plat applications," she said. "Phase one and phase two will include the townhomes, and then phase three and phase four will include single-family residential units."

The project is able to move into the next stage of its development process now that the conceptual plan has been approved. Developers must still submit preliminary and final plats, where the detailed review of utilities, access, slope disturbance, wetlands impacts, emergency services and other infrastructure requirements will occur.

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